Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	74 Church Street, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,500,000 & $1,650,000

Median sale price

Median price $3,222,500 Property Type House Suburb Hawthorn

Period - From 01/10/2025 to 31/12/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	10 Bendigo St RICHMOND 3121	$1,675,000	29/11/2025
2	47 Mason St HAWTHORN 3122	$1,700,000	10/10/2025
3	332 Barkers Rd HAWTHORN 3122	$1,510,000	04/10/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 02/02/2026 12:09

74 Church Street, Hawthorn Vic 3122

Anthony Smith
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3 1 1

Rooms: 5
Property Type: House
Land Size: 270 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,650,000
Median House Price
December quarter 2025: $3,222,500

Comparable Properties



10 Bendigo St RICHMOND 3121 (REI)

4 1 -

Price: $1,675,000
Method: Private Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 259 sqm approx

Agent Comments



47 Mason St HAWTHORN 3122 (VG)

2 - -

Price: $1,700,000
Method: Sale
Date: 10/10/2025
Property Type: House (Res)
Land Size: 189 sqm approx

Agent Comments



332 Barkers Rd HAWTHORN 3122 (REI/VG)

3 2 3

Price: $1,510,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 431 sqm approx

Agent Comments

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